

Baughman & Turner, Inc.

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April 24, 2006

**City of Las Vegas
Planning & Development**
731 S. Fourth Street
Las Vegas, NV 89101

RE: Decatur Village Apts

To Whom It May Concern,

Please let this letter serve as a justification for a Vacation of Drainage Easements located on a proposed apartment complex site. The 11.26 acre site lies between Madre Mesa Drive and Roberta Lane west of Decatur Blvd.

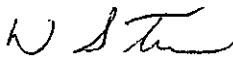
The proposed site is bordered by a Post Office (Topaz Station) to the East, a Medium Density Residential subdivision (Madre Mesa South) to the West, Madre Mesa Drive to the North and Roberta Lane to the South. Across Madre Mesa Drive are the Star Fire Estates Townhomes, and across Roberta Lane are single family homes. (R-E)

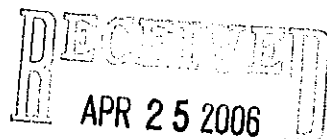
The proposed project will have 200- 1 bedroom and 2 bedroom units representing a 17.8 dwelling unit per acre density. A portion of the site (north 5 acres) was previously approved for an apartment complex. This application represents an enlargement of that original approved project.

We are requesting a Vacation of existing Drainage Easements which were dedicated with the original parcel map. These easements were originally expected to drainage flows from undeveloped parcels to the north and west. Since the drainage easements were created, Madre Mesa South (to the west) was developed and did not use the drainage easement created for its use. The drainage from the north is being routed as a part of this overall apartment complex. The flows will now be internal and not requiring a drainage easement. A Drainage Study has been submitted to the Flood Control Department to justify these vacations. We feel the approval of this request will not have a negative affect on the environment, general welfare of the public or surrounding area.

Thank you for consideration of this request, should you have any questions, please do not hesitate to call.

Sincerely,
Baughman & Turner, Inc.


David S. Turner
President



06-08-06 PC
VAC-13244